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WARRANTY DEED

~~XXXXXXXXXX~~

TENANTS IN COMMON

**Know all Persons by these Presents,**

**024315**

**That** I, ANITA M. DUBOIS, of the City of Waterville, County of Kennebec and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations,

paid by STANLEY G. DUBOIS, LAWRENCE A. DUBOIS and WILFRED F. DUBOIS, whose mailing addresses are: RR 1, Box 2368, Unity, ME 04988; David Terrace, Waterville, ME 04901 and 4 Maude Street, Waterville, ME - ~~whose mailing address is~~ 04901, respectively,

**NO TRANSFER  
TAX PAID**

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said STANLEY G. DUBOIS, LAWRENCE A. DUBOIS and WILFRED F. DUBOIS,

~~XXXXXXXXXXXXXXXXXXXX~~ as tenants in common, their heirs and assigns forever,

**ALL THOSE TWO (2) LOTS OR PARCELS OF LAND** together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and separately bounded, described and designated as follows, to wit: -

**PARCEL "A" - BEGINNING** in the northerly line of Oakland Street at the southwest corner of land of Joseph Jacques; thence northerly at right angles to said Oakland Street along the westerly line of land of the said Joseph Jacques two hundred and five (205) feet, more or less, to an iron pin; thence westerly at right angles to the line last run eighty-three (83) feet to an iron pin; thence southerly at right angles to the line last run two hundred six and eight-tenths (206.8) feet to an iron pin in the northerly line of said Oakland Street; thence easterly along the northerly line of said Oakland Street to the point of beginning.

**PARCEL "B" - BEGINNING** in the northerly line of Oakland Street at an iron pin in the southwest corner of land of Edward J. Dubois; thence westerly sixteen (16) feet along said Oakland Street to an iron pin; thence northerly at an angle to an iron pin at the northwest corner of said Dubois land; thence southerly along the westerly line of land of said Dubois to point of beginning.

**EXCEPTING AND RESERVING** from Parcels "A" and "B", respectively, the following lot or parcel of land together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, Kennebec County, Maine and as conveyed, bounded and described in a certain Warranty Deed from Edward J. Dubois, now deceased, and Anita M. Dubois, his wife, to the said Lawrence A. Dubois dated September 1995 and recorded in the Kennebec County Registry of Deeds in Deed Book 4968, Page 148.

**PARCELS "A" AND "B"**, respectively, being the same premises conveyed to the said Edward J. Dubois under and by virtue of the following two (2) Warranty Deeds from Lionel J. Rossignol: ONE THEREOF dated March 4, 1946 and recorded as aforesaid in Deed Book 832, Page 154; AND THE OTHER THEREOF dated April 23, 1946 and recorded as aforesaid in Deed Book 836, Page 194.

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**BEING** a part of the same premises conveyed by the said Edward J. Dubois to himself and the said Anita M. Dubois, his wife, the Grantor herein, under and by virtue of a certain Warranty Deed in Joint Tenancy dated October 24, 1995 and recorded as aforesaid in Deed Book 5001, Page 303.

**ALSO EXCEPTING AND RESERVING**, however, a life estate in and to Parcels "A" and "B", respectively, hereinbefore described, unto the said Grantor herein for so long as she shall occupy the same, providing, however, that she shall assume and pay the real estate taxes assessed against the aforesaid premises, insurance, utilities and maintenance charges and will keep the residence and improvements thereon in proper repair.

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that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;  
and that I and my heirs shall and will **warrant and defend** the same to the said  
Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, **EXCEPTING  
AND RESERVING** as aforesaid.

In Witness Whereof, I, the said ANITA M. DUBOIS,

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~~XXXXXXXXXXXXXXXXXXXX~~

j0nInDg hVvKk MOCN xXCDm KCOK X xDxMzUqHKLINgY zNVXoKVeXNgX mNYgeKexy xXSeohX oNKdAn xOhEKAghXSIA hNeX

~~above named persons~~ have hereunto set my hand and seal this **twenty-second** day  
of the month of **August**, A.D. 20 **01**.

Signed, Sealed and Delivered  
in presence of

Ronald M. Roy

Anita M. Dubois

State of Maine, County of Kennebec ss. August 22, 20 01

Then personally appeared the above named

Anita M. Dubois

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

RECEIVED KENNEDY SS.

2001 AUG 24 AM 9:00

ATTEST: *Laura B. Adams*  
REGISTER OF DEEDS

Printed Name, ..... Ronald M. Roy .....

SEAL

Donald M. Fox

Notary Public  
Attorney at Law